

House of Representatives, March 12, 1998. The Committee on Public Safety reported through REP. DARGAN, 115th DIST., Chairman of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE REGULATION OF BED AND BREAKFAST ESTABLISHMENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) Not later than January 1,
2 2000, the State Building Inspector and the State
3 Fire Marshal, in conjunction with the Codes and
4 Standards Committee, shall make amendments to the
5 State Building Code and the State Fire Safety Code
6 concerning bed and breakfast establishments. Said
7 amendments shall: (1) Be adopted in accordance
8 with the provisions of chapter 54 of the general
9 statutes; (2) define the term "bed and breakfast";
10 and (3) be designed to preserve the unique
11 character of such establishments, contain the cost
12 of conversion of a home to such an establishment
13 and support the tourism industry in the state;
14 provided such amendments shall not affect the safe
15 design, use or construction of such
16 establishments.
17 Sec. 2. This act shall take effect July 1,
18 1998.

19 STATEMENT OF LEGISLATIVE COMMISSIONERS: In
20 subdivision (3) of section 1 the word "exemptions"
21 was replaced with "amendments" for consistency.

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File No. 33

22 PS COMMITTEE VOTE: YEA 21 NAY 0 JFS-LCO

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"THE FOLLOWING FISCAL IMPACT STATEMENT AND BILL ANALYSIS ARE PREPARED FOR THE BENEFIT OF MEMBERS OF THE GENERAL ASSEMBLY, SOLELY FOR PURPOSES OF INFORMATION, SUMMARIZATION AND EXPLANATION AND DO NOT REPRESENT THE INTENT OF THE GENERAL ASSEMBLY OR EITHER HOUSE THEREOF FOR ANY PURPOSE."

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FISCAL IMPACT STATEMENT - BILL NUMBER SHB 5376

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|------------------|---|
| STATE IMPACT | Minimal Cost, Can Be Absorbed, see explanation below |
| MUNICIPAL IMPACT | None |
| STATE AGENCY(S) | Department of Public Safety, Department of Economic and Community Development |

EXPLANATION OF ESTIMATES:

STATE IMPACT: The passage of this bill would result in minimal, absorbable costs to the Departments of Public Safety (DPS) and Economic and Community Development (DECD). The bill requires DPS to make amendments to the State Building Code by January 1, 2000, concerning bed and breakfast establishments. In addition to several other requirements, these amendments must support tourism in the state. It is anticipated that DPS will consult with DECD. Both agencies would incur minimal, absorbable costs from the development and adoption of these State Building Code amendments.

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OLR BILL ANALYSIS

SHB 5376

AN ACT CONCERNING THE REGULATION OF BED AND BREAKFAST ESTABLISHMENTS

SUMMARY: This bill requires the state building inspector and state fire marshal to adopt state building and fire safety code amendments that define

bed and breakfast establishments and that have the goal of (1) preserving their unique character, (2) minimizing the cost of converting a house to such an establishment, and (3) supporting tourism in the state. The amendments must be adopted, by January 1, 2000, in conjunction with the state Codes and Standards Committee. They must not affect safety of design, use, or construction of the establishments.

EFFECTIVE DATE: July 1, 1998

BACKGROUND

Bed and Breakfast Establishments

Under the state building code, bed and breakfast establishments are classified with hotels, motels, and boarding houses. Under the fire safety code, they are classified as lodging or rooming houses. The building and fire prevention standards for these classifications are more stringent than for one- and two-family houses. For example, the National Fire Protection Life Safety Code, which Connecticut has adopted as part of the State Fire Safety Code, requires fire sprinklers in new bed and breakfast establishments (new construction or new use) unless every sleeping room has a door leading to the outside at ground level or to an exterior stairway. The code does not require sprinklers in one- and two-family houses.

Codes and Standards Committee

The committee acts jointly with the state building inspector and the state fire marshal to adopt and administer the state building and fire codes.

COMMITTEE ACTION

Public Safety Committee

Joint Favorable Report
Yea 21 Nay 0